

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: August 23, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "3747 32nd Street"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "3747 32nd Street". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for September 4, 2007.

NOTICE of Pending Final Map Approval

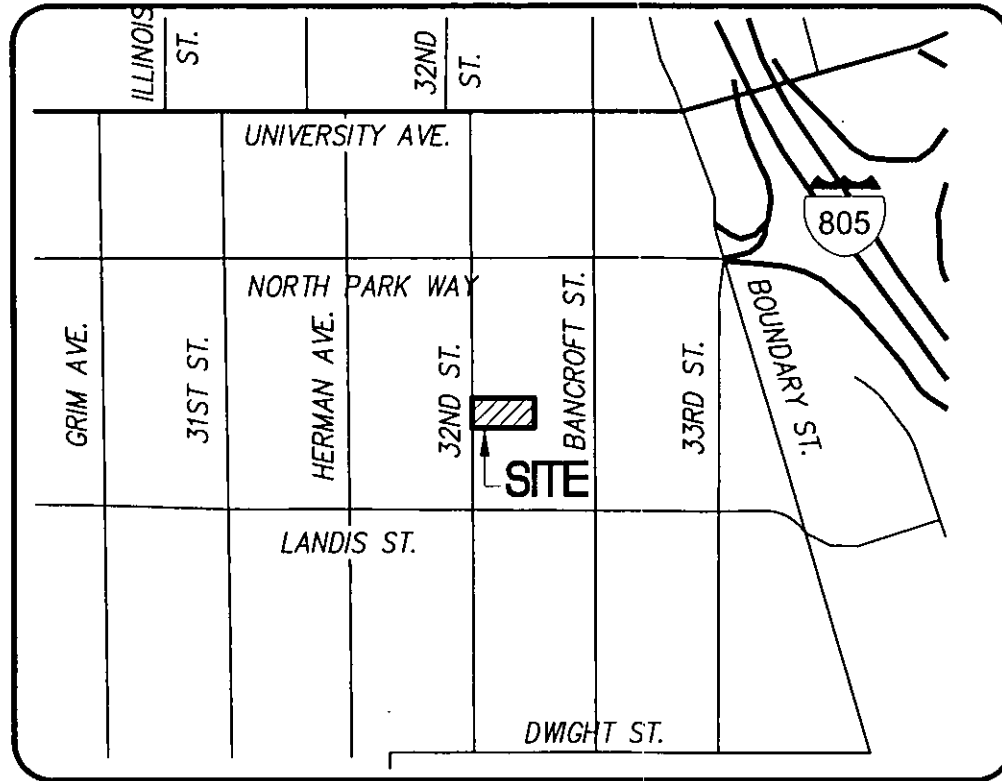
Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "3747 32nd Street" (T.M No. 291658 PTS No. 129555) located on the east side of 32nd Street between Landis Street and North Park Way in the Greater North Park Community Plan area in Council District 3, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 427804 PTS 129555

Attachment: Vicinity map, reduced copy of map



VICINITY MAP

NTS

3747 32ND STREET

PTS: 129555

WO: 42-7804

TM: 291658

MAP NO.

SHEET 1 OF 3 SHEETS

003019

3747 32ND STREET

BEING A CONSOLIDATION AND SUBDIVISION OF LOT 13 AND LOT 14, IN BLOCK 45 OF PARK VILLAS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 438, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 14, 1987.

TOGETHER WITH THOSE PORTIONS OF 32ND STREET AND UNNAMED ALLEY, AS DEDICATED TO PUBLIC USE.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT, THE PLANNING COMMISSION RESOLUTION NO. 4233-PC, MARCH 15, 2007 APPROVES 9 RESIDENTIAL CONDOMINIUM UNITS.

SUBDIVISION GUARANTEE FURNISHED BY: FIRST AMERICAN TITLE COMPANY ORDER NO. 2176110 (22).

OWNERS CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS "3747 32ND STREET", AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 3 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

WE HEREBY DEDICATE TO PUBLIC USE THAT PORTION OF THE ALLEY FOR PUBLIC STREET AND APPURTENANCES THEREIN, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

IT IS OUR INTENT TO SUBGRADE AND LATER COMEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHT-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

JOSEPH M. ZUMBO PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER

BY: _____
JOSEPH M. ZUMBO, MANAGING MEMBER

LUTHER BURBANK SAVINGS, A FEDERALLY CHARTERED SAVINGS ASSOCIATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 22, 2005 AS INSTRUMENT NO. 2005-0720087 OF OFFICIAL RECORDS.

BY: _____ BY: _____
TITLE: _____ TITLE: _____

SIGNATURE OMISSION STATEMENT:

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR 32ND STREET AND THE UNNAMED ALLEY AS DEDICATED BY THE MAP THEREOF NO. 438, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 86436, SUBSECTION (a)(3)(X)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA SS
COUNTY OF SAN DIEGO

ON _____ BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/they) EXECUTED THE SAME IN (HIS/HER/their) AUTHORIZED CAPACITY (IES), AND THAT BY (HIS/HER/their) SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE: _____

PRINTED NAME: _____
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES _____

STATE OF CALIFORNIA SS
COUNTY OF SAN DIEGO

ON _____ BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED, _____
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/they) EXECUTED THE SAME IN (HIS/HER/their) AUTHORIZED CAPACITY (IES), AND THAT BY (HIS/HER/their) SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE: _____

PRINTED NAME: _____
A NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____

MY COMMISSION EXPIRES _____

CITY CLERK'S CERTIFICATE:

I, ELIZABETH WALAND, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____, 2007, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____, 2007.

ELIZABETH WALAND
CITY CLERK

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOSEPH M. ZUMBO ON NOVEMBER 18, 2005. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 1, 2007, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP (SEE LEGEND ON SHEET NO. 3).

I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

D. SCOTT PETERS, L.S. 7190 DATE
EXPIRES DECEMBER 31, 2007

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER CONDITIONS EXPRESSED THEREIN.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEIN RUNA, CITY ENGINEER

BY: _____
ANNE L. HOPPE, DEPUTY P.L.S. 7196 DATE

CLERK OF THE BOARD CERTIFICATE:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY STATE THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS DUES, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA BY: _____
CLERK OF THE BOARD DEPUTY DATE
OF SUPERVISORS

COUNTY RECORDER'S CERTIFICATE:

FILE NO. _____

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK OF _____, AT PAGE _____, AT THE REQUEST OF D. SCOTT PETERS.

GREGORY J. SMITH BY: _____
COUNTY RECORDER DEPUTY
FEE: \$ 12.00



PTS 129555	T.M. NO. 291658	JO 42-7804	CCS 83 1852-6292	L.C. 212-1731
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MAP NO.

SHEET 2 OF 3 SHEETS

BASIS OF BEARINGS:

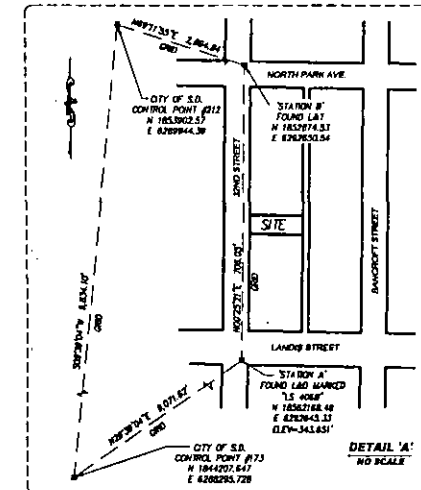
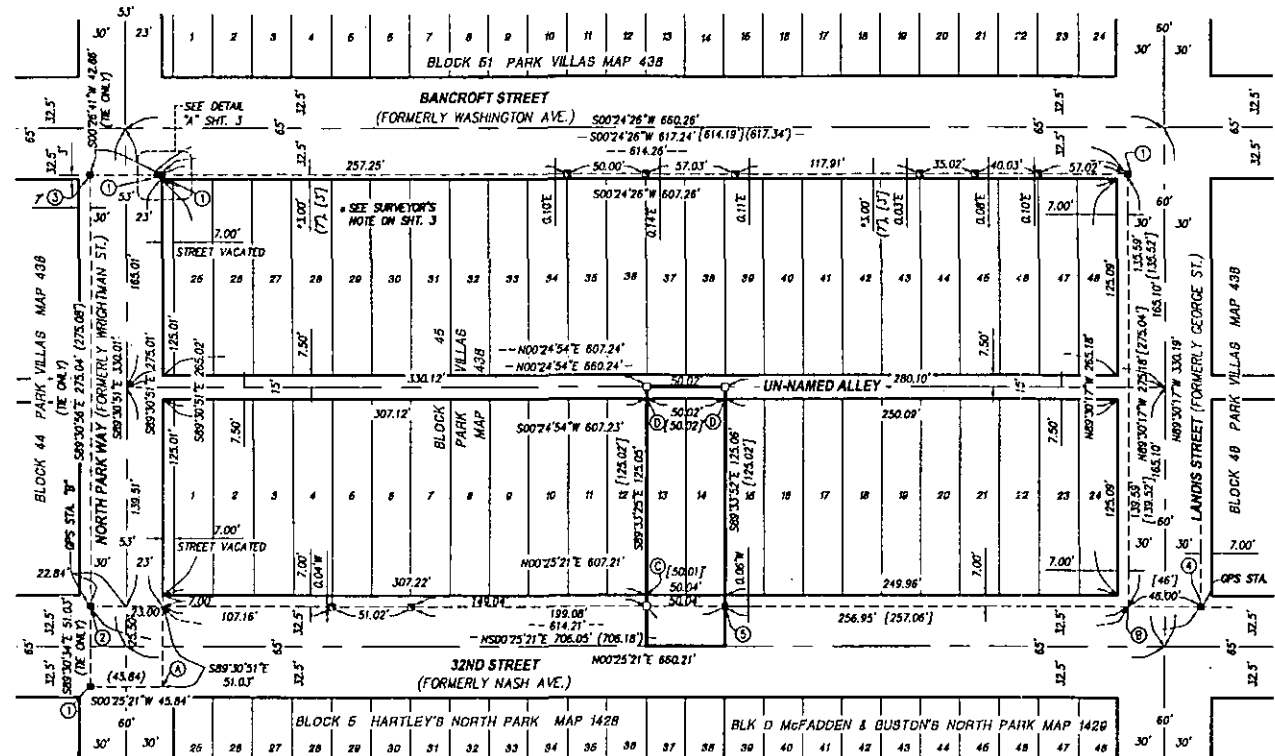
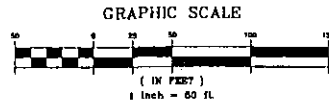
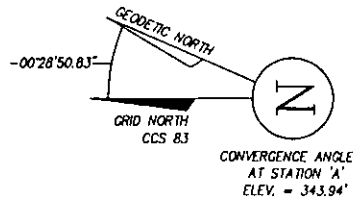
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON MAY 8, 2006 AT POINTS 'A' AND 'B' AS SHOWN HEREON. POINTS 'A' AND 'B' WERE ESTABLISHED FROM GPS STATION 173 AND GPS STATION 212 PER RDS 14492. SEE DETAIL 'A' HEREON.

BEARING FROM STATION A TO STATION B BEING: N 00°25'21" E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN THE TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT STATION 'A' IS 0.99999548
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

3747 32ND STREET PROCEDURE OF SURVEY



LEGEND:

- INDICATES SET LEAD AND DISC STAMPED "L.S. 7190"
- INDICATES FOUND LEAD AND DISC OR LEAD AND TACK AS NOTED, SEE MONUMENT TABLE
- ▣ INDICATES FOUND LEAD AND TACK, NO RECORD.
- () INDICATES RECORD DATA PER MAP NO. 10266
- [] INDICATES RECORD DATA PER C.R. NO. 3008
- INDICATES SUBDIVISION BOUNDARY
- - - INDICATES PROPERTY OFFSET LINE
- INDICATES CENTERLINE OF STREET

TOTAL NO. OF LOTS = 1

TOTAL GROSS AREA OF SUBDIVISION = 6,256 SF OR 0.144 ACRES

TOTAL NET AREA OF LOT 1 = 6,131 SF OR 0.141 ACRES

NOTES:

32ND STREET (FORMERLY NASH AVENUE), NORTH PARK WAY (FORMERLY WASHINGTON STREET), BANCROFT STREET (FORMERLY WASHINGTON AVENUE), LANDIS STREET (FORMERLY WASHINGTON AVENUE) AND UN-NAMED ALLEY AS SHOWN HEREON WERE DEDICATED PER MAP NO. 438 OF PARK VILLAS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 14, 1987.

MONUMENT TABLE:

- ① FOUND LEAD & DISC STAMPED "R.C.E. 26112" PER MAP NO. 10266.
- ② FOUND LEAD & TACK, ACCEPTED AS THE 7' X 7' OFFSET PER MAP NO. 10266 & CORNER RECORD 3008.
- ③ FOUND LEAD & DISC STAMPED "CITY ENGR" IN LIEU OF LEAD & DISC STAMPED "R.C.E. 26112" PER MAP NO. 10266. ACCEPTED AS 5' X 7' OFFSET.
- ④ FOUND LEAD & DISC STAMPED "L.S. 4086", NO RECORD. ACCEPTED AS 7' X 7' OFFSET.
- ⑤ FOUND LEAD & DISC STAMPED "R.C.E. 7452" PER CORNER RECORD 3008. ACCEPTED AS THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 14 BLOCK 45 OF PARK VILLAS MAP NO. 438.

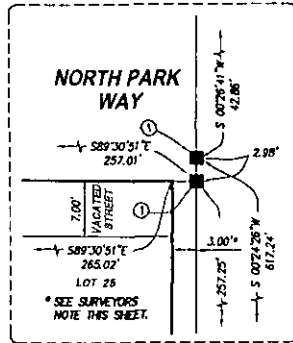
BOUNDARY NOTES:

- ① ESTABLISHED AT RECORD DISTANCE ALONG LINE PARALLEL TO CENTERLINE FROM FOUND LEAD & DISC STAMPED "R.C.E. 26112" PER MAP NO. 10266.
- ② 7' X 7' OFFSET ESTABLISHED AT RECORD DISTANCE FROM FOUND LEAD & DISC STAMPED "R.C.E. 7452", ALONG THE EASTERLY 7' OFFSET OF 32ND ST. PER CORNER RECORD 3008.
- ③ NWLY COR. LOT 13 BLK. 45 PARK VILLAS MAP 438 EST. BY PROPORTION ALONG THE WESTERLY LINE OF BLK. 45 BETWEEN THE SWLY COR. OF LOT 14 AND THE NWLY COR. OF LOT 1, ALL PER SAID MAP 438.
- ④ NELY COR. LOT 13 AND SELY COR. LOT 14 BLK. 45 PARK VILLAS MAP NO. 438 EST. BY PROPORTION ALONG THE ELY LINE OF LOTS 1 THRU 24, INCLUSIVE, BETWEEN THE NELY COR. OF LOT 1 AND THE SELY COR. OF LOT 24, ALL PER SAID MAP 438.



P.T.S. 129555 T.M. NO. 291658 JO 42-7804 CCS 83 1852-6292 L.C. 212-1731

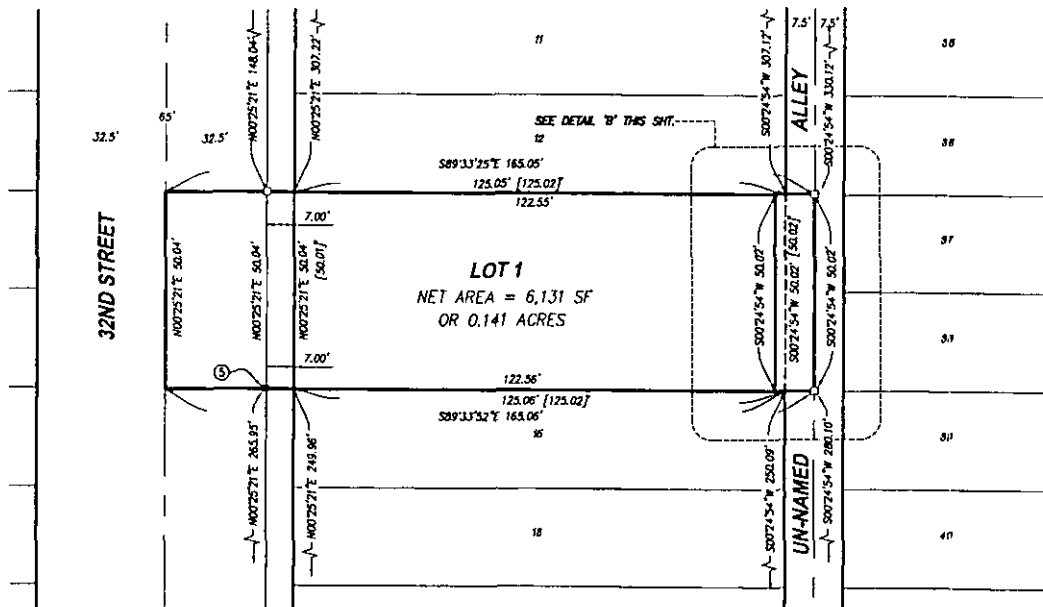
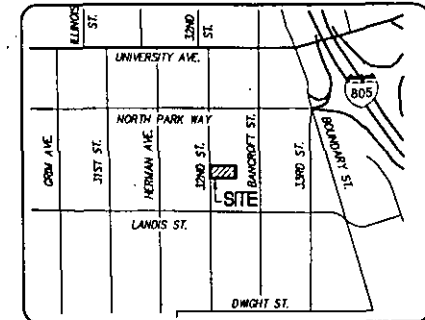
3747 32ND STREET



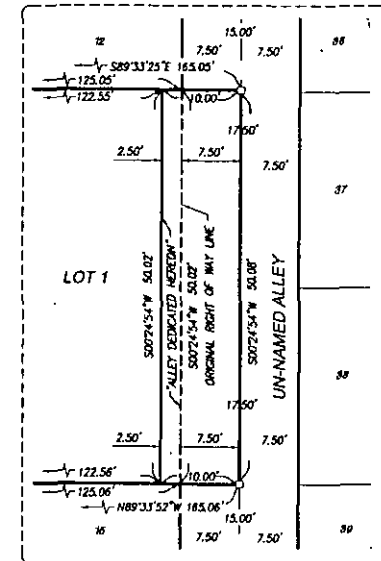
DETAIL 'A'
1" = 10'

SURVEYOR'S NOTE:

THE MAP OF "3727 HERMAN" AS SHOWN ON MAP NO. 10266 FILED NOVEMBER 20, 1981 WHICH SET MONUMENTS THAT WERE FOUND AND USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS MAP HAS BEEN DETERMINED TO HAVE AN INCORRECT DISTANCE FOR THE WESTERLY OFFSET LINE OF BANCROFT STREET. SAID MAP SHOWS AN OFFSET OF "7" AND SHOULD HAVE SHOWN AN OFFSET OF "5" AS DOCUMENTED ON CORNER RECORD NO. 3038 AND PARCEL MAP NO. 191081 AND FURTHER VALIDATED BY THE FACT THAT IF THE "7" OFFSET IS HELD ALONG SAID WESTERLY OFFSET LINE, THE MATHEMATICAL DIFFERENCE BETWEEN THE MONUMENTS SET DEFINING THE WESTERLY AND EASTERLY OFFSETS OF BLOCK 45 WOULD RESULT IN LOTS THAT ARE ALMOST 2 FEET SHORT OF THE RECORD WIDTH OF 125'.



DETAIL OF LOT 1
1" = 20'



DETAIL 'B'
1" = 16'

Surveying Engineering Mapping
Land Information
C.M. Consulting
STERLING
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